



# PLANNING & ZONING BOARD

## REZONING AGENDA

OCTOBER 29, 2014

### Location & Time

Commission Chambers  
County Admin. Building  
315 West Main Street  
Tavares, FL 32778-7800  
**P&Z: 9:00 a.m. 10/29/14**  
BCC: 1:30 p.m. 11/18/14

The Lake County Planning & Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Planning & Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Planning & Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing time, or soon thereafter.

### Planning & Zoning Board Members

Paul Bryan, Chairman  
(District 5)

Timothy Morris, Vice-  
Chairman, (District 3)

Vacant (District 2)

Kathryn S. McKeeby  
Secretary, (District 1)

Rick Gonzalez (District 4)

Debbie Stivender, School  
Board, Representative

Kasey Kesselring, At-Large  
Representative

Donald L. Heaton,  
Ex-Officio, Non-Voting  
Military Representative

### Board of County Commissioners

Timothy I. Sullivan	District 1
Sean Parks	District 2
Jimmy Conner, Chairman	District 3
Leslie Campione	District 4
Welton G. Cadwell	District 5

### County Staff

David Heath, County Manager  
Sanford A. Minkoff, County Attorney  
Erin Hartigan, Assistant County Attorney

### Growth Management Department and other Staff

Amye King, AICP, Director, Department of Growth Management  
Chris Schmidt, Manager, Division of Planning & Community Design  
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design  
Melving Isaac, Planner, Division of Planning & Community Design  
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design  
Ross Pluta, Engineer III, Public Works

**For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email [planning@lakecountyfl.gov](mailto:planning@lakecountyfl.gov).**

**LAKE COUNTY PLANNING & ZONING BOARD**  
**October 29, 2014**  
**AND**  
**LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**November 18, 2014**

- I. Pledge of Allegiance**
- II. Invocation**
- III. Agenda Update**
- IV. Minute Approval**
- V. Public Comment**
- VI. Consent Agenda**

The Consent Agenda contains items that are recommended for approval and that are not controversial. The Planning & Zoning Board/BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member, or member of the public.

<b>Tab 1</b>	<b>PH# 32-14-5</b>	<b>G &amp; P Custer Property Rezoning</b>
<b>Tab 2</b>	<b>PH# 28-14-1</b>	<b>Hilochee Partners, LTD.</b>
<b>Tab 3</b>	<b>PH# 30-14-4</b>	<b>Payne Road/E. Hunter Ave.</b>
<b>Regular Agenda</b>		
<b>Tab 4</b>	<b>PH# 17-14-2</b>	<b>Johns Lake Landing PUD Amendment</b>
<b>Tab 5</b>	<b>LPA# 14/10/1-2</b>	<b>Wellness Way Sector Plan</b>

**VII. Other Business**

**VIII. Adjourn**

**CASE NO:** PH# 32-14-5

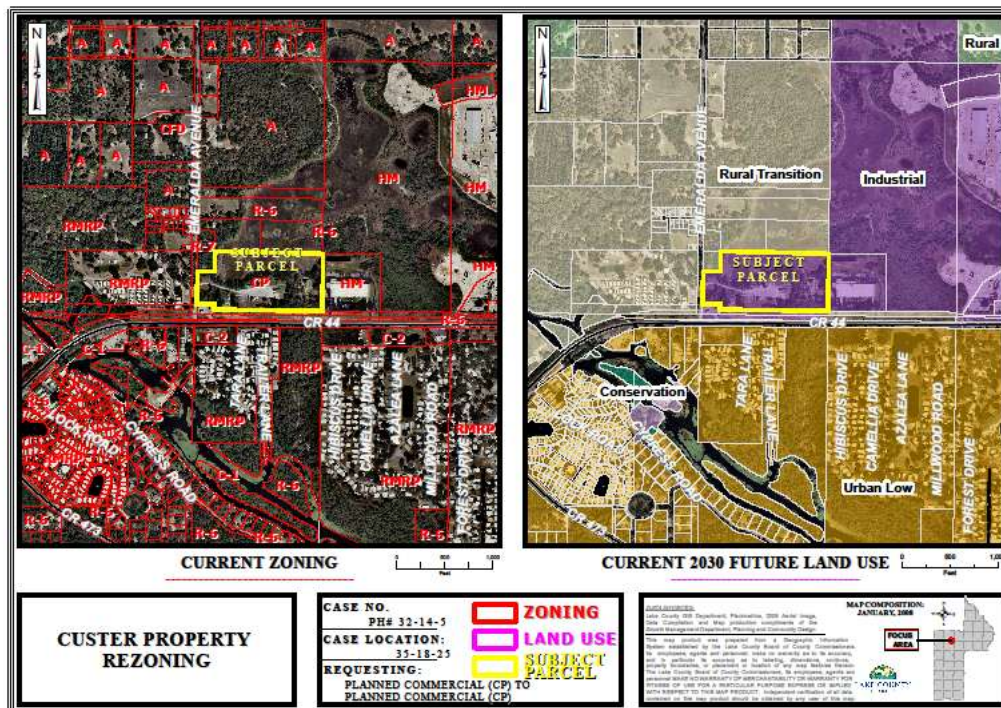
**TAB NO:** 1

**OWNER:** Gary and Peggy Custer

**APPLICANT:** Matthew Cason, Concept Development, LLC

**PROJECT NAME:** G & P Custer Property Rezoning

**GENERAL LOCATION:** Lisbon Area, northeast corner of CR 44/Emeralda Road intersection



**REQUESTED ACTION:** Amend CP Ordinance 2011-33 to increase Impervious Surface Ratio (ISR) to 70%

**SIZE OF PARCEL:** 17.26+/- acres

**FUTURE LAND USE:** Industrial

**STAFF RECOMMENDATION:** Staff recommends **Approval** of the proposed CP amendment.

**CASE NO:** PH# 28-14-1

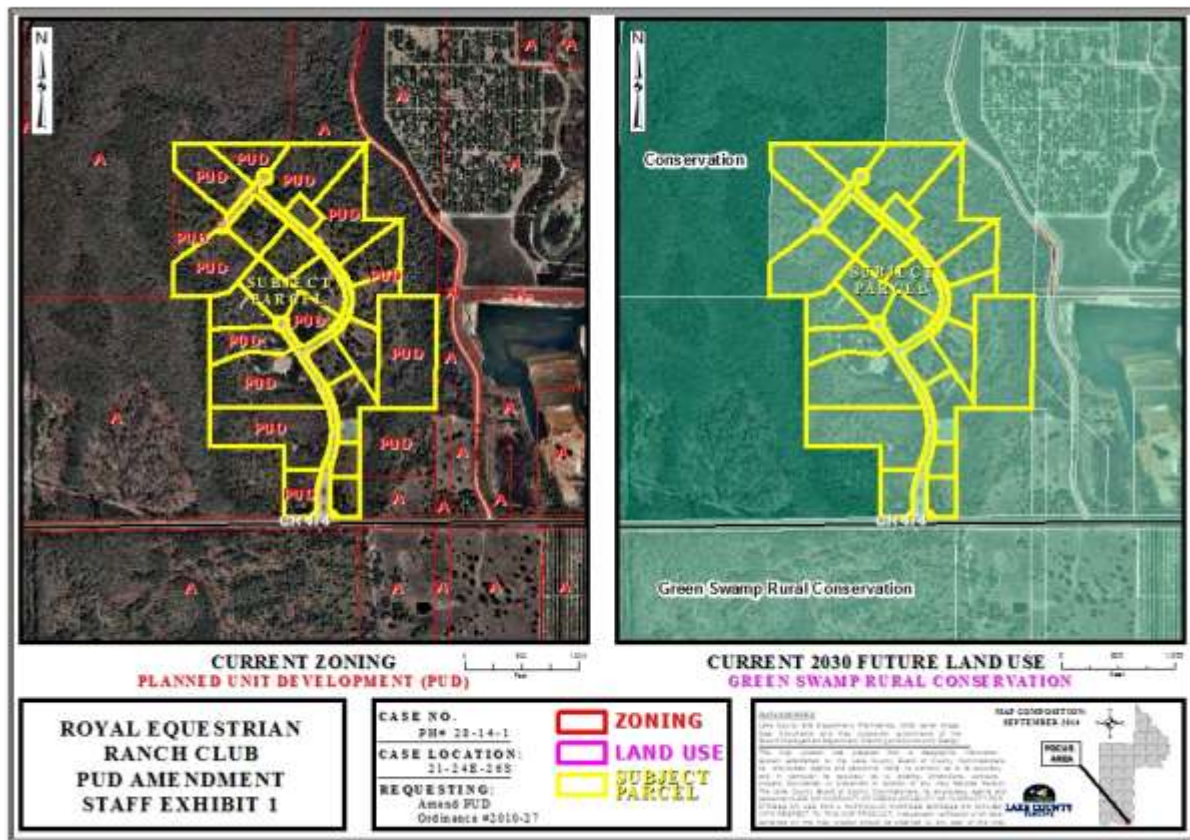
**TAB NO:** 2

**OWNER:** Hilochee Partners, LTD/Stephen Hamic (the "Owner")

**APPLICANT:** Hilochee Partners, LTD/Stephen Hamic (the "Owner")

**PROJECT NAME:** Royal Equestrian Ranch PUD

**GENERAL LOCATION:** South Lake County, West of the US Hwy 27/CR 474 intersection



**REQUESTED ACTION:** Amend Planned Unit Development (PUD) Ordinance #2010-27 (Royal Equestrian Ranch Club) to add 11 +/- acres to the PUD and remove the provision for public water supply.

**SIZE OF PARCEL:** 121+/- acres

**FUTURE LAND USE:** Green Swamp Rural Conservation

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed PUD amendment



**CASE NO:** PH# 30-14-4

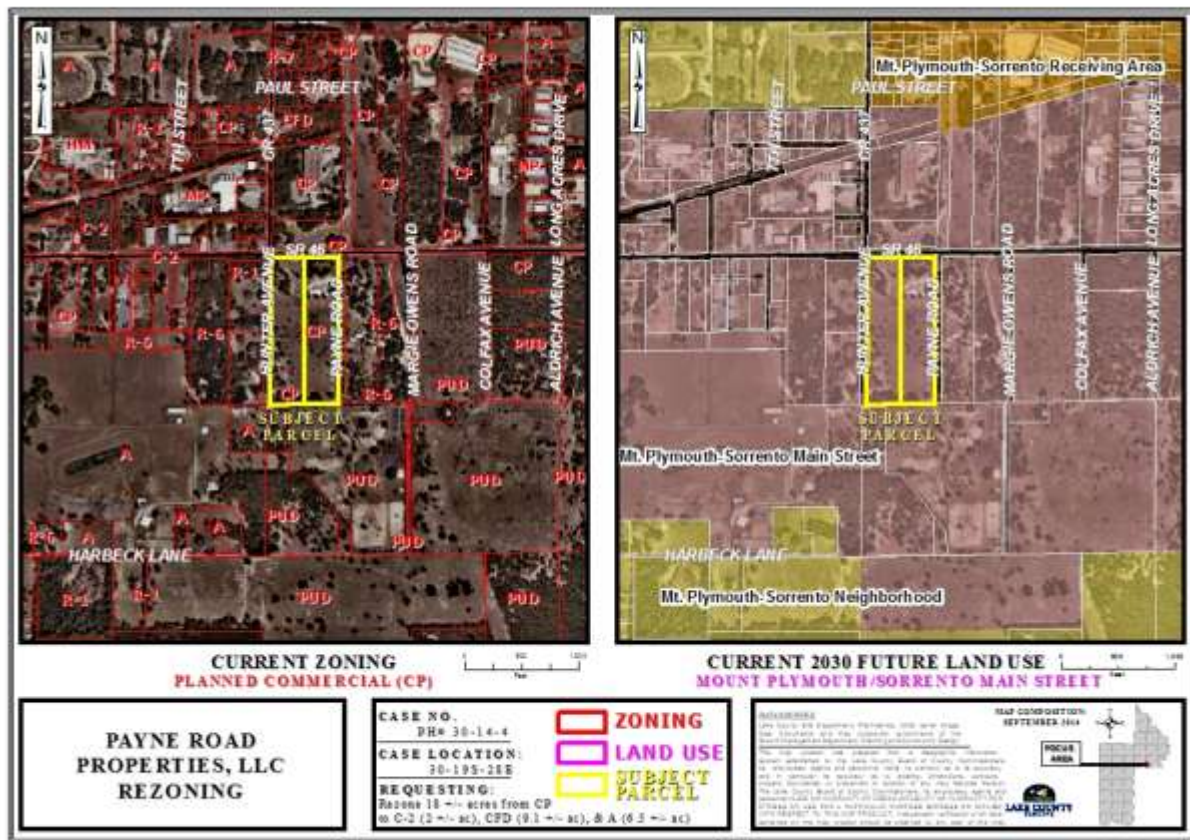
**TAB NO:** 3

**OWNER:** Payne Road Properties, LLC

**APPLICANT:** Timothy Green, Green Consulting Group, Inc.

**PROJECT NAME:** Payne Road/E. Hunter Ave. Property Rezoning

**GENERAL LOCATION:** Sorrento area, Southwest of SR 46 and Hunter Avenue intersection



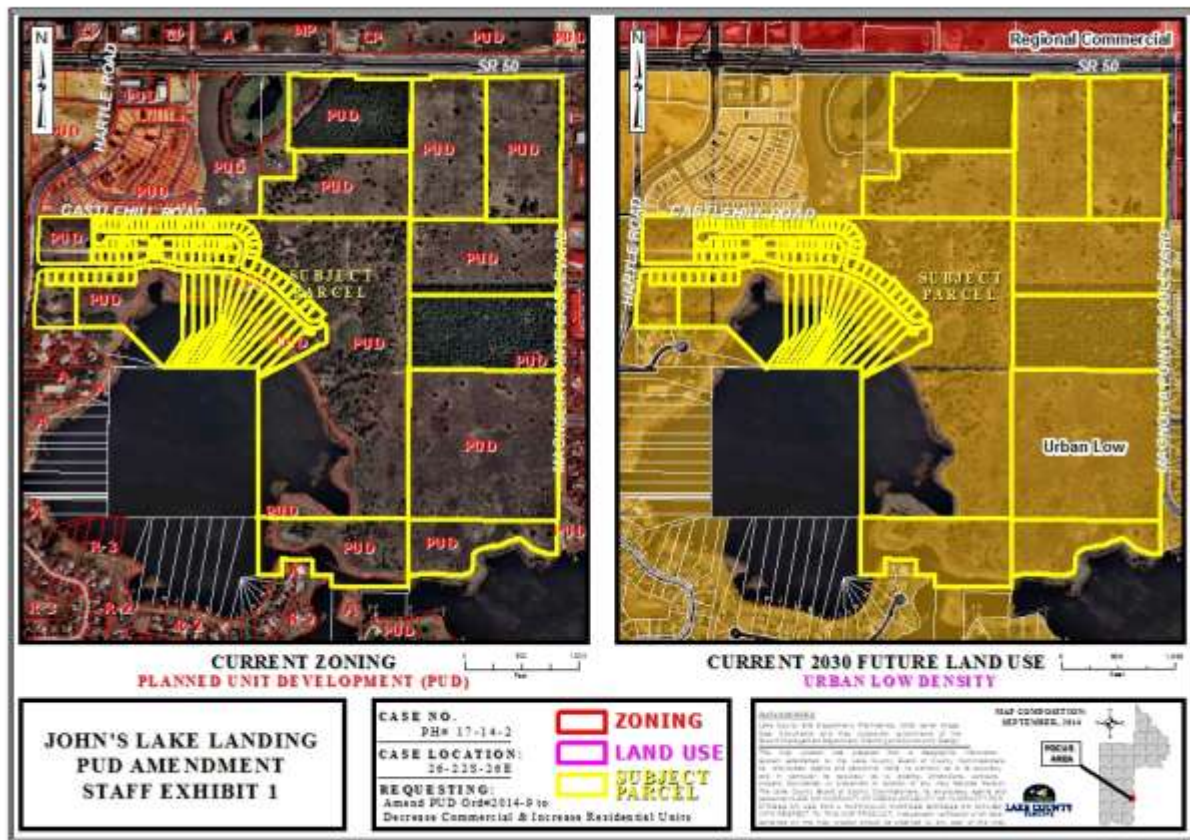
**REQUESTED ACTION:** Rezone property from Rural Residential (R-1) to Community Commercial (C-2), Community Facilities District (CFD) and Agriculture (A).

**SIZE OF PARCEL:** 17+/- acres

**FUTURE LAND USE:** Mount Plymouth/Sorrento Main Street

**STAFF RECOMMENDATION:** Staff recommends **Approval** of the CFD amendment.

**CASE NO:** PH# 17-14-2  
**TAB NO:** 4  
**OWNER:** CRA-Mar Groves/Johns Lake LLC  
**APPLICANT:** C. Wrenn/KB Homes Central Florida  
**PROJECT NAME:** Johns Lake Landing PUD Amendment  
**GENERAL LOCATION:** East Clermont, southwest of SR 50 and Magnolia Pointe Blvd.



**REQUESTED ACTION:** Amend Planned Unit Development (PUD) Ordinance #2014-9 to decrease commercial acreage and increase the number of residential units.

**SIZE OF PARCEL:** 309+/- acres

**FUTURE LAND USE:** Urban Low Density

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the proposed PUD amendment.

**LPA# 14/10/1-2**  
**WELLNESS WAY SECTOR PLAN (WWSP)**

**ORDINANCE NO. 2014-\_\_\_\_\_**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY COMPREHENSIVE PLAN BY PROVIDING TEXT AND MAP AMENDMENTS TO THE FUTURE LAND USE ELEMENT & MAP RELATED TO THE CREATION OF THE WELLNESS WAY SECTOR PLAN; PURSUANT TO F.S. CH. 163.3245; AMENDING POLICY I-1.2.2 CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING TO INCLUDE ADDITIONAL LAND USE CATEGORIES; CREATING GOAL I-8 WELLNESS WAY SECTOR PLAN WITH OBJECTIVES AND POLICIES ESTABLISHING A LONG-TERM MASTER PLAN FOR THE SOUTHEAST LAKE REGION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR ECONOMIC DEVELOPMENT; PROVIDING DEVELOPMENT STANDARDS; PROVIDING FOR PROTECTION OF EXISTING DEVELOPMENT AND DEVELOPMENT APPROVALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.



**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** to transmit the proposed sector plan.